

Addendum to 2020 LBC consented application Heritage Report in support of the updated 2023 LBC and Planning Application by A.Smith. (Building Owner)
Addendum consists of basic annotations and supporting photographs.



Comparison of changes due to scaffold collapse, structurally unsound site conditions and modern, (Post 1970's), material differences due to opening up works. Note Refs relate to accompanying photo sheet

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Notes existing structure:-

1. Annotations below identify observations as a result of opening up works.
2. Entire building with the exception of the fire place had been reconstructed as part of the rear extension with no historic fabric.

- a) - Ground floor front wall modern brick cavity wall capped with insitu concrete beam.
- b) - Ground floor rear internal wall concrete blocks.
- c) - Ground floor side internal wall aircrete blocks
- d) - First floor floor joists soft wood.
- e) - First floor front wall concrete blocks and external cement render
- f) - First floor rear internal wall concrete blocks
- g) - First floor side internal wall aircrete blocks
- h) - First floor roof wall plates pitch pine encased in concrete.
- i) - First floor ceiling joists pitch pine.
- j) - Roof joists pitch pine.

Notes replacement structure:-

1. Proposals below are for discussion to take the project forward and replace the modern fabric with suitable material.
2. Proposed works to be agreed with the planning/conservation officer. Note Oak frame will be a traditional frame by a framing specialist with traditional joints and pegging. Company has previously worked with Gravesham BC

- a) - Ground floor front wall rebuilt as a 9" English Bond construction using agreed bricks.
- b) - Ground floor rear internal wall 9" English Bond construction dwarf wall with oak frame on top as No1 Church Cottages
- c) - Ground floor side internal wall 9" English Bond construction dwarf wall with oak frame on top as No1 Church Cottages
- d) - First floor floor joists new exposed oak joists
- e) - First floor front wall oak timbers and external lime render as No 1 Church Cottages
- f) - First floor rear internal wall continuation of oak frame as No1 Church Cottages
- g) - First floor side internal wall continuation of oak frame as No1 Church Cottages
- h) - First floor roof wall plates continuation of oak frame as No1 Church Cottages
- i) - First floor ceiling joists continuation of oak frame as No1 Church Cottages
- j) - Roof joists continuation of oak frame as No1 Church Cottages

87. This section appraises the impact of the proposed works on the heritage significance of the identified assets. It seeks to support the Local Planning Authority in their decision making process.

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88. The proposed works to the grade II listed building, for simplicity, are divided into three categories, as follows, which are considered in detail below:

- Replacement/New Extensions and Associated Works;
- Restoration of the Front Elevation; and
- Replacement of Windows.

Replacement/New Extensions and Associated Works

89. The proposals entails the replacement of the existing rear elevation, a feature considered to detract from the building's significance, with a catslide addition which better relates to the building. This addition provides a kitchen, boot room, utility room and WC. The introduction of catslide rear extension results in the loss of two functional first floor rooms (a bedroom and bathroom) and, as a result of this, the proposals also entail the provision of a side extension, matching that present to no.1, which can provide additional floorspace.

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90. The removal of existing two storey extension offers a considerable opportunity for enhancement to the grade II listed building. The proposed replacement extension, in a catslide form with rear flint wall, matches that present to 1 Church Cottages and thus reinstates a general consistency to the rear elevation of the cottages. Unlike the arrangement at no.1 additional dormer windows are proposed in order to naturally light the first floor and provide sufficient headroom within the first floor access corridor. While this provides no.2 with a more active rear than no.1 this is not considered harmful and, this elevation remains demonstrably improved in comparison to the current arrangement.

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91. Overall, the reinstatement of the traditional catslide and enhanced consistency with the adjacent cottage result in an aesthetic enhancement to the rear elevation that allows the significance (particularly the architectural and historic

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important identified view of the church from behind the cottages.

92. As part of the pre-application enquiry, the principle of a side extension agreed though concern was raised over scale of the addition, particularly its rear projection. However, the rear projection of the extension at ground floor is dictated by the requirement for internal access from the main dwelling. Should the rear building line be moved back materially internal access would have to be provided through the historic core of the building, specifically the large fire place at the northern end of the building. From a heritage perspective, it would not be desirable to alter this feature in such a way which would undoubtedly have a detrimental impact on significance. It is relevant to note that the chimney breast at no.1 is a much smaller feature allowing access into the side extension from one side.

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93. More generally, the proposed extension relates to that present at no.1 Church Cottages in terms of width (adding an additional one bay of accommodation, a single room on each floor) and height (matching the ridgeline of the main historic range). While of a larger scale than the side extension to no.1 the extension would not dominate the historic range or detract from the reinstated modern catslide which would be proposed as part of the rear extension works. No.2 is actually, in comparison to no.1 of larger footprint and this goes some way to justifying a slightly large addition.

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94. The new extension is proposed to be constructed to match the character of the building, i.e. red brick ground floor with timber framing and lime render to the first floor (see below restoration works of front elevation). However, if there was any concern over the proposed aesthetic character, due to the use of pastiche design, the client would be willing to amend the proposals to better match the side extension to no.1, i.e. red brick to both the ground and first floor.

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95. Following the two extensions a number of small scale associated changes are proposed internally which affect detailing and plan form of the building. These are discussed below individually.

Relocation of main stair: At present the main stair is located within the historic core of the building and its relocation into the replacement extension would free up internal space while making sure the first floor

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Internal rear wall wall was found to be part of the modern rear extension constructed entirely in concrete blocks as per the attached photo. No timber framing or brickwork was found to be remaining.

plan can be functionally used. The existing opening within the ground floor rear wall would be closed and a new opening, adjacent to the party wall with no.1, formed. This new opening would be within the original rear wall (now middle wall) of the cottage and, as such, there is a chance that some historic fabric contained within the wall structure (potentially timber framing or infill materials) may be affected by the introduction of a new opening. Wherever possible the loss of such fabric will be avoided. This location for the stair appears to be a logical one being the same location as the basement stairs, perhaps indicating the reinstatement of vertical axis on its original or historic siting.

In removing the Faux timbers 4 beams were actually found to be utilised as floor joists due to their depth leaving a number of the required floor joists missing. Also noted the joists forming part of the existing staircase were not properly trimmed hence the sag in the floor and all joists were soft wood.

Removal of faux timber framing: As identified the introduction of surface applied faux 'distressed' timber beams throughout the building has eroded the structure's authenticity and detracted from the integrity of the historic spaces. The false framing is proposed to be removed as part of the proposed development in order to reinstate a more authentic interior aesthetic and allow the building's remaining historic features to take prominence. This element of the works will represent an enhancement to the significance of the listed building and would better reveal its historic and architectural interest.

Access into the side extension: In order to provide access from the ground floor into the new side extension a new opening is proposed. This falls outside the historic core of the building and, as such, will not affect any sensitive historic fabric.

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Note, this is confirmed there was no historic fabric with the walls being constructed in chipboard and some general softwood timber. Photographic evidence is available if required.

Reorganisation of first floor layout: The layout is proposed to be reorganised and arrangement into a series of three rooms (two bedrooms and a main bathroom). At present this space is arranged into two rooms with the stair opening along the line of the dividing wall. The enclosing stair walls and dividing wall would need to be removed to facilitate the reorganisation. However, on site inspection suggests that these walls are modern and do not contain any historic fabric. The only other physical change required by the proposals is the introduction of a new door into Bedroom 3. This provides access from the newly created rear corridor (outside of the historic core of the building) into the room and therefore breaches the original rear wall (now middle wall) of the building. As such, there is a chance that some locally limited historic fabric contained within

the wall structure (potentially timber framing or infill materials) may be affected by the introduction of a new opening. Wherever possible the loss of such fabric will be avoided.

First floor ceilings: Another change to the first floor involves the opening of the ceilings to the rafters in the bedrooms. This change will result in the loss of the existing ceilings constructed of modern plaster), timber joists and a change in character to the rooms. When considered as this alteration has the potential to result in some harm to the significance of the listed building.

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Refurbishment and replacement of roof: The existing roof at 2 Church Cottages appears to be either mostly or entirely 19th and 20th century in date and requires significant repair work. At the time of the building's purchase a surveyor concluded that it was 'life expired'. The works entail the replacement of the roof as per the existing arrangement to retain the character of the building.

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Entire timber construction for roof/ ceiling joist was pitch pine with wall plates encased in concrete. photographic evidence available if required.

96. Overall, with regards to the listed building any harm related to the extensions and associated internal works would be limited and related to the scale of the side extension, potential (though very restricted) loss of historic fabric and the opening up of the first floor bedrooms to the rafters. In NPPF terms this would be with the range of less than substantial harm and should therefore be weighed against the benefits of the scheme.
97. The proposed extensions would not result in any detrimental effect on the significance of either the conservation area or the grade I listed church. These assets are sufficiently robust to accommodate a relatively minor change within their setting, and one which is entirely informed by existing architecture at 1 Church Cottages, without resulting any harm to significance.

Restoration of the Front Elevation

98. Following the proposed extensions, one of the main elements of work proposed to the grade II listed building comprises the restoration of its front elevation. This comprises two separate parts.
99. The first part relates to the first floor and the removal of the render thus exposing the original timber frame beneath. The timber frame is known to exist

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beneath the render and can be seen on a 20th century photograph of the building beneath the render (**Figure 10**). By removing the later render the significance of the cottage will be enhanced with its historic and architectural interest better revealed. While the arrangement of timber framing can be estimated as a result of the 20th century photograph and through an understanding of historic timber framing norms, prior to the removal of the render it is at this moment in time, essentially, unknown. This is reflected in the drawings which confirm that the timber framing arrangement shown is indicative; the restoration works will be lead by what is found on site. Additionally, a specialist timber frame conservator will be employed to manage this phase of works to ensure that the works undertaken are appropriate, sympathetic and ensure the maximum retention of historic fabric and character.

The second element relates to the ground floor. The original front wall of the ground floor, likely a timber framed wall set back beneath the jettied first floor, is no longer present on site. The ground floor front wall has since been reconstructed of brick and level with the first floor, a later cladding of modern brick slips (not historic mathematical tiles) appears to have been applied. Proposals entail the removal of the brick slips and the restoration of the historic brickwork façade which can be seen in some areas underneath. The condition of this brickwork is, as yet, unknown but any repair works would be undertaken in a sympathetic manner designed to retain as much historic fabric as possible.

101. The existing porch is a mid to late 20th century fairly large and prominent feature on the front elevation of the cottages and within the streetscape. The effect of this is exacerbated as there isn't a matching feature present at no.1. In order provide a more sympathetic arrangement, a simpler timber canopy is proposed above the front door (modern) which is also proposed to be replaced.
102. Overall, these elements of the proposed development can be considered to result in a considerable enhancement to the significance of the building and the conservation area through the restoration of the frontage of the grade II listed building. The works also have a resultant modest beneficial effect on the significance of the grade I listed church allowing it to be experienced in a context more related to its historic surroundings.

Replacement of Windows

103. All existing windows to the front range (the historic core) of no.2 are modern and date to the mid to late 20th century. The List Description acknowledges this context (it should be noted the List Description suggests that no.1 retains its original windows but these are no longer present).
104. The existing non-original windows could not be considered to contribute to the significance of the grade II listed building due to their lack of age and generally poor quality. While it is now impossible to know what the cottages' original windows were like, historic windows formerly present in no.1 are known to have included timber casements at first floor and cast iron casements at ground floor. Historic photographs of no.2 seem to suggest a similar context (**Figure 9 and 10**).
105. The proposals entail the replacement of all existing windows within the front range. The existing structural openings will be retained and not altered in any way. Given the later date of the windows and lack of alterations proposed to structural openings etc. there will be no resultant loss of original or historic fabric and the removal of the existing windows will not result in any harm to heritage significance. Rather, their removal represents an opportunity for the enhancement of the significance of the grade II listed building.
106. The replacement windows will be appropriately detailed and constructed of naturally finished timber and, in order to elevate the energy efficiency of the building, slim line double glazed units are proposed. The windows would be of casement form, simplistically detailed and designed to match those present at no.1 (which also feature double glazing).
107. As a result of the proposals the building will be reinstated with appropriately detailed and constructed windows which better reflect the building's historic windows. While the proposed windows include double glazing, slim line double glazing is proposed in order to ensure that the window frames are able to accurately replicate the historic windows and result in a visually appropriate outcome. Importantly all timber mullions and transoms will be structural elements of the windows and not of the applied (surface mounted) type.
108. Overall the proposals are considered to result in a neutral effect on the architectural interest of the building but introduce thermally and acoustically efficient windows into the building which will provide for the longevity and

Ground floor original window/door height is returned to original dimension due to the removal of the insitu concrete beam to match number 1 Church Cottages

There was no timber beneath the render. The front had been entirely rebuilt from the ground up with a modern cavity brick wall, at ground floor capped by an insitu concrete beam and then concrete blocks to the first floor roof wall plate. Photos are available if required.

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continued conservation of the grade II listed building. In summary, the proposals to replace the modern windows will preserve the significance of the grade II listed building and the wider conservation area.

Summary and Policy Compliance

109. As required by paragraph 189 of NPPF (2018) this report has described the significance of Church Cottages, The Street, Meopham Conservation Area and the grade I listed Church of St John the Baptist. The report then goes on to appraise the effects on the significance of the heritage assets identified.
110. The proposed scheme of works is based on an understanding of the character of the listed building and conservation area, their historic development and significance. The works have been informed by this alongside previously undertaken work to 1 Church Cottages, on-site assessment of surviving historic fabric and pre-application advice. The proposals have been designed to support the existing use of the building as a single residential dwelling while being sensitive to the unique heritage values of the site.
111. The previous section acknowledges that the proposed development has the potential to result in a limited level of harm to the significance of the listed building as a result of a number of aspects of the proposals including the scale of the side extension, potential (though very restricted) loss of historic fabric and the opening up of the first floor bedrooms to the rafters. When considered alongside the application of professional judgement it is ascertained that the harm incurred to the building as a result of the works would, in NPPF terms, be within the less than substantial harm bracket.
112. While the proposals will result in some harm to the building's significance, it is an understood concept that conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. In this case the most significant aspects of the building, its architectural interest, surviving historic fabric and illustrative historic interest, will be retained.
113. In accordance with paragraph 196 of the NPPF the public benefits secured by the development should be considered against the harm incurred. As identified by the paragraph 020 of the PPG public benefits can include heritage based

benefits. The proposed development secures comprehensive heritage benefits, to both the listed building and conservation area. These can be summarised as:

- Replacement of the existing detracting rear extension with a carefully and traditionally detailed catslide rear addition which reflects that present to no.1, provides an enhanced sense of consistency across the rear of the cottages, better reveals the significance of the cottages and result in an aesthetic enhancement within an important view of the grade I listed church;
 - The removal of surface applied faux distressed timber frame from the interior of the building thus reinstating a more authentic interior aesthetic, allowing the building's remaining historic features to take prominence and better revealing the structure's historic and architectural interest;
 - The comprehensive restoration of the front elevation, including the exposure of the historic timber framing, removal of modern brick slips and reinstatement of a canopy porch as per the arrangement in a 20th century photograph. These works result in a considerable enhancement to the significance of the building and conservation area and a modest enhancement to the significance of the grade I listed church; and
 - Bringing the building up to modern standards as a family dwelling in the 21st century while being sensitive to the significance of the building.
114. On balance, due to the nature and scale of the beneficial works identified above, the proposals are considered to preserve the significance of the grade II listed building and result in a modest enhancement to the significance of the conservation area and grade I listed church. As such, the proposed development is in accordance with the requirements of the Act and compliant with Section 16 of the NPPF, Core Strategy Policy CS20, Saved Policies TC2 and TC3 and relevant planning policy guidance.